




Tree Retention Regulations


Planning Commission
Presentation

March 7, 2007

Background

- ◆ A year ago, staff brought this issues to the Planning Commission for discussion
 - ◆ In January 2007, staff briefed the Planning Commission on current City policy and tree regulations
 - ◆ Tonight we will talk about a specific proposal for strengthening tree retention regulations in Renton
 - ◆ This is part of an on-going work program to maintain and improve Renton's tree canopy
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- A stylized silhouette of a mountain range in shades of teal, located in the bottom right corner of the slide.

Summary of Past Discussion

- ◆ There are good reasons for retaining trees and good reasons for removing trees
 - ◆ Established neighborhoods and developing neighborhoods (or infill neighborhoods) may have different priorities in tree retention
 - ◆ Comprehensive Plan provides broad support for tree retention and preservation
 - ◆ RMC authorizes the City to require retention, but needs improvement
 - ◆ 2006 Director's Rule has been used to interpret and implement RMC authority
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- A stylized, dark teal silhouette of a mountain range is positioned in the bottom right corner of the slide, partially overlapping the text area.

Allowed Minor Removal Activities

Current Code

- ◆ Current code based on both lot size and intensity of development
- ◆ Creates loophole that allows complete clearing of some lots ½ acre or less
- ◆ Some lots may remove either 3 or 6 trees depending on size

Proposed Code

- ◆ Proposed code would eliminate standard based on intensity of development
- ◆ 3 trees may be removed on any lot 35,000 s.f. or less
- ◆ 6 trees may be removed on a lot larger than 35,000 s.f.
- ◆ Standards will be reviewed in larger work program

Retention Requirements

- ◆ RC, R-1, R-4, and R-8 zones- require 30% retention, or minimum 25 trees per acre
- ◆ More intense residential zones require 10% retention, or minimum 10 trees per acre
- ◆ Critical Areas and proposed ROW areas excluded from retention requirements
- ◆ Each retained tree that is removed will be replaced by 12 caliper inches of trees, at 2" minimum diameter
- ◆ Replanting subject to replacement standard

Other RMC 4-4-130 Changes

- ◆ Strengthen language throughout to emphasize retention and eliminate ambiguity
- ◆ Authorize the City to ask for third party review at the applicant's expense
- ◆ Strengthen requirements to protect retained trees during construction and grading

Other RMC Consistency Changes

- ◆ 4-4-070 Landscaping
- ◆ 4-7-130 Environmental Consideration (Subdivisions)
- ◆ 4-8-120 Submittal Requirements
- ◆ 4-9-195 Routine Vegetation Management Permits
- ◆ 4-11 Definitions



Next Steps

- ◆ Public Hearing is being held by the City Council on March 12, 2007
- ◆ After the hearing the issue will be reviewed by the Planning and Development Committee
- ◆ Planning and Development Committee will forward a final recommendation to the Council
- ◆ Larger issues relating to preserving Tree Canopy and related issues will be addressed as part of an on-going work program

